

84-135-XA PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a service garage.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Guiseppi Automotive, Incorporated
(Type or Print Name)
Signature: Joseph R. Carpintieri
Address: 809 Eastern Boulevard
City and State: Baltimore, MD 21221
Attorney for Petitioner: Robert J. Romadka-John B. Gontrum
Address: 809 Eastern Boulevard
City and State: Baltimore, MD 21221
Attorney's Telephone No.: 686-8274

Legal Owner(s): Guiseppi Automotive, Incorporated
(Type or Print Name)
Signature: Joseph R. Carpintieri
Address: 809 Eastern Boulevard
City and State: Baltimore, MD 21221
Name, address and phone number of legal owner, contract purchaser or representative to be contacted: John B. Gontrum, Esquire
Address: 809 Eastern Boulevard
City and State: Baltimore, MD 21221
Attorney's Telephone No.: 686-8274

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day of October, 1983, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 16th day of November, 1983, at 10:15 o'clock A.M.

Cal John
Zoning Commissioner of Baltimore County.

Z.C.O.-No. 1

(over)

84-135-XA PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 225.1 and 238.2 to permit a side yard setback of 22.5 feet in lieu of the required 30 feet.

Impracticability in obtaining further space given lot configuration.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Guiseppi Automotive, Incorporated
(Type or Print Name)
Signature: Joseph R. Carpintieri
Address: 809 Eastern Boulevard
City and State: Baltimore, MD 21221
Attorney for Petitioner: Robert J. Romadka-John B. Gontrum
Address: 809 Eastern Boulevard
City and State: Baltimore, MD 21221
Attorney's Telephone No.: 686-8274

Legal Owner(s): Guiseppi Automotive, Incorporated
(Type or Print Name)
Signature: Joseph R. Carpintieri
Address: 809 Eastern Boulevard
City and State: Baltimore, MD 21221
Name, address and phone number of legal owner, contract purchaser or representative to be contacted: John B. Gontrum, Esquire
Address: 809 Eastern Boulevard
City and State: Baltimore, MD 21221
Attorney's Telephone No.: 686-8274

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day of October, 1983, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 16th day of November, 1983, at 10:15 o'clock A.M.

Cal John
Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER

PETITION FOR VARIANCE : OF BALTIMORE COUNTY
N/W/S Pulaski Hwy., 517.55' NE
of Middle River Rd., 15th District

GUISEPPI AUTOMOTIVE, INC., :
Petitioner : Case No. 84-135-XA

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County

Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefor, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 3rd day of November, 1983, a copy of the foregoing Order was mailed to Robert J. Romadka, Esquire, and John B. Gontrum, Esquire, 809 Eastern Boulevard, Baltimore, MD 21221, Attorneys for Petitioner.

John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Zoning Commissioner
Date: October 24, 1983
FROM: Norman E. Gerber, Director
Office of Planning and Zoning
SUBJECT: Guiseppi Automotive, Inc.
84-135-XA

This office is not opposed to the granting of this subject request.

NEG:JGH:cav

Norman E. Gerber
Director of Planning and Zoning

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 9, 1983

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

cc: Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Robert J. Romadka, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

RE: Case No. 84-135 XA (Item No. 156)
Petitioner - Guiseppi Automotive, Inc.
Special Exception and Variance
Petition

Dear Mr. Romadka:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

In view of your client's proposal to legalize the existing service garage operation on this property and construct an addition to the existing building, this combination hearing is required. As you are aware, this property was the subject of two previous zoning hearings (Case # R-82-195 and # C-83-987). The former hearing granted a redistricting to an I.M. district, while the later was a violation case that has since been closed.

For further information, concerning the comments of the Department of Permits and Licenses, you may contact Mr. Ted Burnham at 494-3987.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

ENCLOSURE

cc: Carroll Engineering, Inc.
201 Padonia Road
Timonium, Maryland 21093

Robert J. Romadka, Esquire
809 Eastern Boulevard
Baltimore, Md. 21221

Carroll Engineering, Inc.
201 Padonia Road
Timonium, Md. 21093

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 10th day of October, 1983.

ARNOLD JABLON
Zoning Commissioner

Petitioner: Guiseppi Automotive, Inc.
Petitioner's Attorney: Robert J. Romadka, Esq.

Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

April 6, 1983

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #156 (1982-1983)
Property Owner: Guiseppi Automotive, Inc.
N/W/S Pulaski Hwy. 517.55' N/E from centerline
of Middle River Rd.
Acres: 0.6 District: 15th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

The comments supplied in conjunction with the Zoning Advisory Committee review for Item 19, Zoning Cycle II (October 1981-April 1982), Item 208 (1976-1977) and Item 59 (1981-1982) are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 156 (1982-1983).

Very truly yours,

ROBERT A. MURPHY, P.E., Chief
Bureau of Public Services

RAM:EM:ENR:ss

M-SE Key Sheet
21 NE 31 Pos. Sheet
NE 6H Topo
82 Tax Map

Attachments

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit

Item #19 Zoning Cycle II (Oct. 1981-Apr. 1982)
Property Owner: Guiseppe Automotive, Inc.
Page 2
October 15, 1981

Storm Drains: (Cont'd)

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the petitioner.

Water and Sanitary Sewer:

There are public 8 and 12-inch water mains and 8-inch public sanitary sewerage in Pulaski Highway.

Very truly yours,

(SIGNED) ROBERT A. MORTON

ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAN:EAM:FWR:ss

M-SE Key Sheet
21 NE 31 Pos. Sheet
NS 6 H Topo
82 Tax Map

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

May 6, 1977

Re: Item #208 (1976-1977)
Property Owner: William R. Burrell
N/S Pulaski Hwy, 850' E. Middle River Rd.
Existing Zoning: M.L.-C.S. 1
Proposed Zoning: Special Exception for 2 - 12'x25' illuminated advertising structures.
Acres: 200 sq. ft. District: 15th

Dear Mr. DiNenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements are not directly involved. This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #208 (1976-1977).

Very truly yours,
Donald W. Tucker
DONALD W. TUCKER, P.E.
Acting Chief, Bureau of Engineering

DWT:EAM:FWR:ss

M-SE Key Sheet
21 NE 31 Pos. Sheet
NS 6 H Topo
82 Tax Map

October 26, 1981

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #59 (1981-1982)
Property Owner: Joseph Carpentieri
N/S Pulaski Highway 804' E. of centerline of
Middle River Road
Acres: 15 x 30 District: 15th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Comments were supplied October 15, 1981 in conjunction with the Zoning Advisory Committee review of this property for Item 19, Zoning Cycle II (Oct. 1981-Apr. 1982), and also for Item 208 (1976-1977).

Baltimore County highway and utility improvements are not directly involved in regard to this Petition for a Special Exception for two illuminated advertising structures.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 59 (1981-1982).

Very truly yours,

(SIGNED) ROBERT A. MORTON

ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAN:EAM:FWR:ss

cc: Jack Wambley

M-SE Key Sheet
21 & 22 NE 31 Pos. Sheets
NS 6 H Topo
82 Tax Map

Attachments



Maryland Department of Transportation
State Highway Administration

Lowell K. Bridwell
Secretary
M. S. Catlidge
Administrator

March 7, 1983

Mr. William Hammond
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attention: Mr. N. Commodari

Re: ZAC Meeting of 3-1-83
Item: #156
Property Owner: Guiseppe Automotive, Inc.
Location: N/W side Pulaski Highway (Route 40), 517.55' N/E from centerline of Middle River Road
Existing Zoning: M.L.-IM
Proposed Zoning: Special Exception for a service garage in an ML-IM zone.
Acres: 0.6
District: 15th

Dear Mr. Hammond:

On review of the site plan of May 15, 1981 and field inspection, the State Highway Administration will require revisions to the plan.

The revised plan must show reconstruction of the existing curb and gutter along the frontage of the site.

The reconstructed S.H.A. type "A" concrete curb and gutter must meet the existing construction to the northeast for line and grade. A 50' taper must be constructed to the southwest from the reconstructed curb to the edge of the traveled way.

The existing entrances and shoulder area must be overlaid with bituminous paving including taper.

All vehicles parked within the S.H.A. R/W must be removed.

It is requested that the plan be revised prior to a hearing date and all construction within the S.H.A. R/W must be through permit with the posting of a bond in the amount of \$12,000.00 to

My telephone number is (301) 659-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 7171 707 North Calvert St., Baltimore, Maryland 21203 - 0717

October 15, 1981

Mr. William T. Hackett, Chairman
Board of Appeals
Court House
Towson, Maryland 21204

Re: Item #19 Zoning Cycle II (Oct. 1981-Apr. 1982)
Property Owner: Guiseppe Automotive, Inc.
N/S Pulaski Highway 517' N/E of Middle River Road
Existing Zoning: CS-1
Proposed Zoning: I-M
Acres: 0.6 District: 15th

Dear Mr. Hackett:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Pulaski Highway (U.S. 40) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Entrance locations are also subject to approval by the Baltimore County Bureau of Traffic Engineering.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

March 7, 1983

Mr. W. Hammond

guarantee construction.

CL:GW:vrd

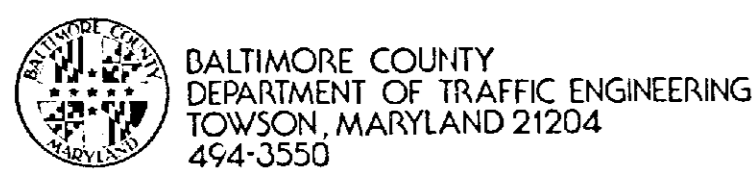
cc: Mr. J. Ogle

Very truly yours,

Charles Lee

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman



STEPHEN E. COLLINS
DIRECTOR

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 156, 158, 159, 161 - ZAC- Meeting of March 1, 1983
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

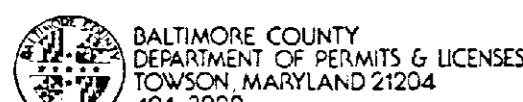
Dear Mr. Hammond:

The Department of Traffic Engineering has no comments
for item numbers 156, 158, 159, 161.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Assoc. II

MSF/ccm

March 11, 1983



TED ZALESKI, JR.
DIRECTOR

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 156 Zoning Advisory Committee Meeting March 1, 1983
are as follows:

Property Owner: Guiseppi Automotive, Inc.
Location: NW/8 Pulaski Hwy. 517.55' N/E from centerline of Middle River Road
Existing Zoning: M.L.-IM
Proposed Zoning: Special Exception for a service garage in an ML-IM zone.

Acres: 0.6
District: 15th

The items checked below are applicable:

X A. All structures shall conform to the Baltimore County Building Code 1981/
Council Bill 1-82 State of Maryland Code for the Handicapped and Aged
and other applicable Codes.

X B. A building and other miscellaneous permits shall be required before beginning
construction.

C. Residential: Three sets of construction drawings are required to file a permit
application. Architect/Engineer seal is not required.

X D. Commercial: Three sets of construction drawings with a Maryland Registered
Architect or Engineer shall be required to file a permit application.

E. An exterior wall erected within 6'0" of an adjacent lot line shall be of one hour
fire resistive construction, no openings permitted within 3'-0" of lot lines. A
firewall is required if construction is on the lot line, see Table 1601, line 2,
Section 1607 and Table 1602.

F. Requested variance conflicts with the Baltimore County Building Code,
Section/s

G. A change of occupancy shall be applied for, along with an alteration permit
application, and three required sets of drawings indicating how the structure
will meet the Code requirements for the proposed change. Drawings may require
a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru
the services of a Registered in Maryland Architect or Engineer certify to this
office, that the structure for which a proposed change in use is proposed can
comply with the height/area requirements of Table 505 and the required construction
classification of Table 1601.

NOTE: X I. Comments: Structure shall comply with Section 616.0 and as a motor vehicle
repair shop may not be used for any other purpose unless separated from that use
with a 3 hour firewall. Show handicapped parking & code compliance.

NOTE: These comments reflect only on the information provided by the drawings
submitted to the office of Planning and Zoning and are not intended to be
construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room #122
(Plans Review) at 111 West Chesapeake Ave., 21204

Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CES:rrj

PCN 01-82

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 156, Zoning Advisory Committee Meeting of March 1, 1983

Property Owner: Guiseppi Automotive, Inc.

Location: 9632 Pulaski Hwy District 15

Water Supply Public Sewage Disposal Public

COMMENTS ARE AS FOLLOWS:

() Prior to approval of a Building Permit for construction, renovation and/or
installation of equipment for any existing or proposed food service facility,
complete plans and specifications must be submitted to the Plans Review
Section, Environmental Support Services, for final review and approval.

() Prior to new installation/s of fuel burning equipment, the owner should
contact the Division of Air Pollution Control, 494-3775, to obtain require-
ments for such installation/s before work begins.

(X) A permit to construct from the Division of Air Pollution Control is required
for such items as spray paint processes, underground gasoline storage tank/s
(5,000 gallons or more) and any other equipment or process which exhausts
into the atmosphere.

() A permit to construct from the Division of Air Pollution Control is required
for any charbroiler operation which has a total cooking surface area of five
(5) square feet or more.

() Prior to approval of a Building Permit Application for renovations to exist-
ing or construction of new health care facilities, complete plans and
specifications of the building, food service area and type of equipment to
be used for the food service operation must be submitted to the Plans Review
and Approval Section, Division of Engineering and Maintenance, State Department
of Health and Mental Hygiene for review and approval.

() Prior to any new construction or substantial alteration of public swimming
pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage
facilities or other appurtenances pertaining to health and safety; two (2)
copies of plans and specifications must be submitted to the Baltimore County
Department of Health for review and approval. For more complete information,
contact the Recreational Hygiene Section, Division of Environmental Support
Services.

() Prior to approval for a nursery school, owner or applicant must comply with
all Baltimore County regulations. For more complete information, contact
the Division of Maternal and Child Health.

(X) If lubrication work and oil changes are performed at this location, the
method providing for the elimination of waste oil must be in accordance
with Water Resources Administration requirements.

SS 20 1082 (1)

April 22, 1983
Date

Zoning Item # 156
Page 2

() Any existing underground storage tanks containing gasoline, waste oil,
solvents, etc., must have the contents removed by a licensed hauler and
either be moved from the property or properly backfilled.

() Soil percolation tests have been conducted.
() The results are valid until
() Revised plans must be submitted prior to approval of the percolation
tests.

() Prior to occupancy approval, the potability of the water supply must be
verified by collection of bacteriological and chemical water samples.
() In accordance with Section 13-117 of the Baltimore County Code, the water
will yield test
() shall be valid until
() is not acceptable and must be retested. This must be accomplished
prior to conveyance of property or approval of Building Permit
Applications.

() All roads and parking areas should be surfaced with a dustless, bonding
material.

() No health hazards are anticipated.

() Others

Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1080 (2)

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent

Towson, Maryland - 21204

Date: March 2, 1983

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Item No: 153, 154, 155, 156, 157, 158, 159, 160, 161
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

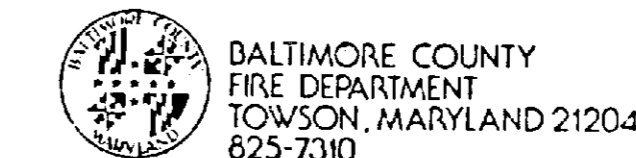
District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,
Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp



PAUL H. REINCKE
CHIEF

March 30, 1983

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Guiseppi Automotive, Inc.

Location: NW/8 Pulaski Highway 517.55' N/E from centerline of Middle River Road

Item No.: 156

Zoning Agenda: Meeting of March 1, 1983

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this
Bureau and the comments below marked with an "X" are applicable and required
to be corrected or incorporated into the final plans for the property.

(X) 1. Fire hydrants for the referenced property are required and shall be
located at intervals of 300 feet along an approved road in
accordance with Baltimore County Standards as published by the
Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at
EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the
Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall
comply with all applicable requirements of the National Fire Protection
Association Standard No. 101 "Life Safety Code", 1976 Edition prior
to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: *George M. Wagonoff* Noted and Approved: *George M. Wagonoff*
Planning Group Special Inspection Division Fire Prevention Bureau

JK /mb/cw

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 6, 1983

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

ofo
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of
Engineering
Department of
Traffic Engineering
State Roads Commission
Bureau of
Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial
Development

Robert J. Romadka, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

RE: Item No. 156 - Case No. 84-135XA
Petitioner - Guiseppi Automotive, Inc.
Special Exception and Variance
Petition

Dear Mr. Romadka:

Enclosed please find additional comments submitted
after my original comments of November 9, 1983. These
comments were received after the hearing and were not
considered in rendering the Zoning Commissioner's de-
cision.

Very truly yours,
Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosure

cc: Carroll Engineering, Inc.
201 Padonia Avenue
Timonium, Md. 21093



Lowell K. Bridwell
Secretary
M. S. Caltrider
Administrator

November 21, 1983

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: ZAC Meeting of 3-1-83
ITEM: #156.
Property Owner: Guiseppi
Automotive, Inc.
Location: N/W Side Pulaski
Highway (Route 40), 517.55'
N/E from centerline of
Middle River Road
Existing Zoning: M.L.-IM
Proposed Zoning: Special
Exception for a service
garage in an ML-IM zone.
Acre: 0.6
District: 15th

Dear Mr. Jablon:

On review of the revised site plan (received October 18, 1983) the State Highway Administration finds comments in our letter of March 7, 1983 have not been addressed.

Until the plan is revised to show the State Highway Administration's comments, our approval will be withheld.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:maw

Attachment

cc: Mr. J. Ogle

My telephone number is (301) 659-1350

303-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

of Petitioner, and construction of a new manufacturing facility is underway next door to Petitioner's property. These factors could not have been considered when the zoning maps were last considered, and these circumstances make the need for redistricting and for the added flexibility given to county planners by means of the special exception hearing all the more necessary.

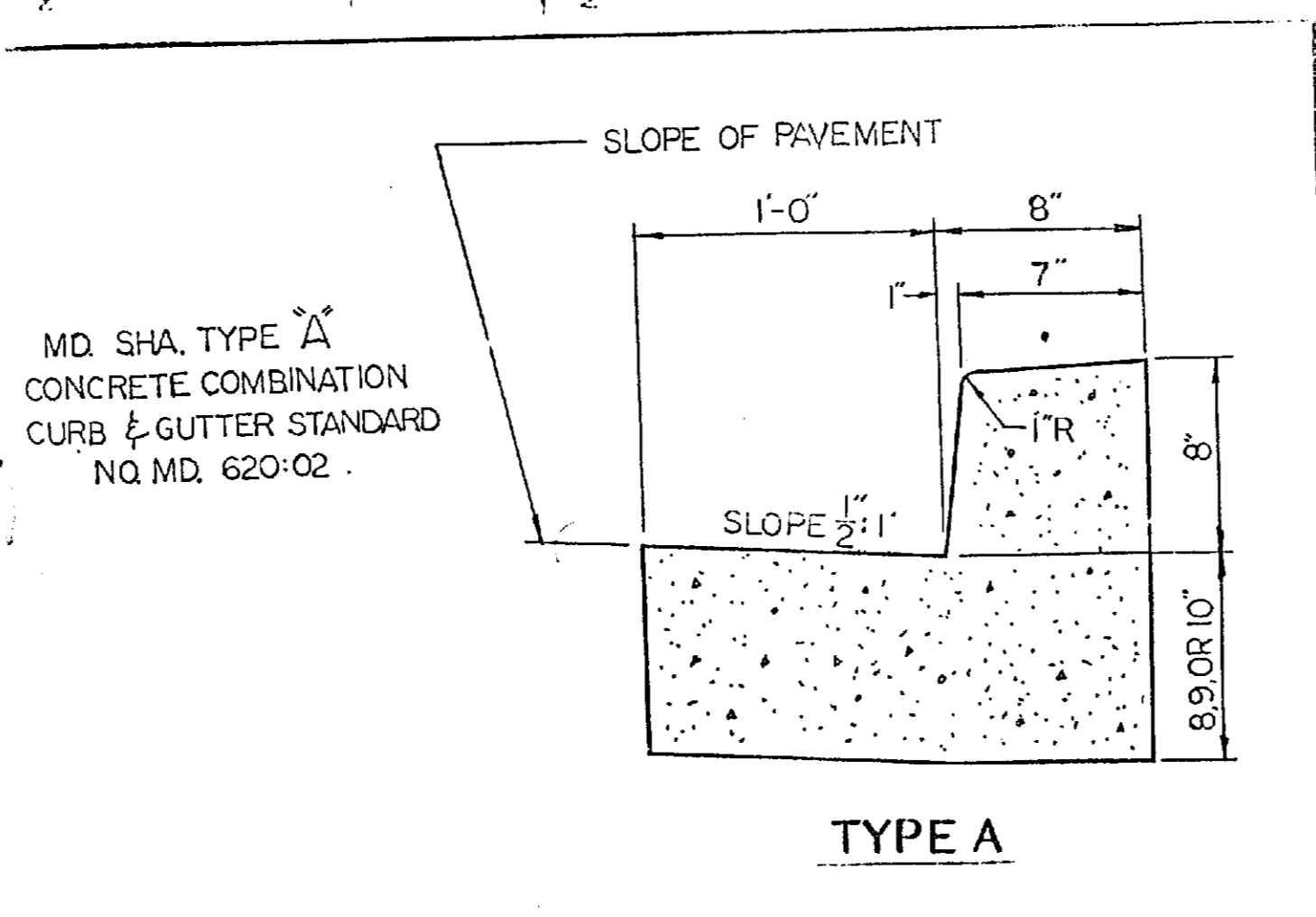
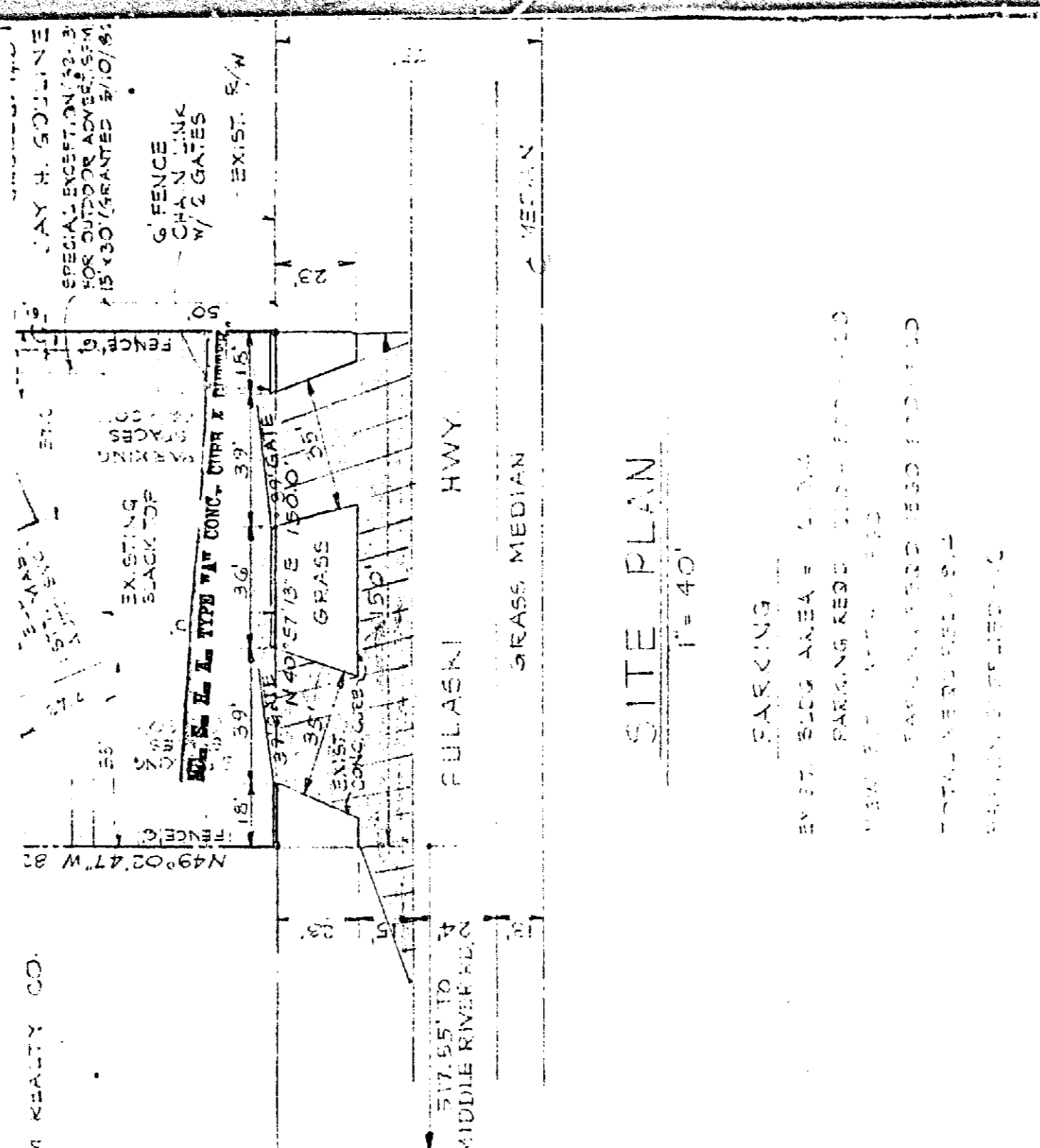
The trend in the area is toward a growth of the light manufacturing use. As population expands in adjacent areas such as White Marsh along with planned offices in such areas, greater manufacturing use along Pulaski Highway can be expected. No corridor in Eastern Baltimore County possesses its potential for manufacturing growth. To meet this projected growth and the needs of new businesses I-M Districts with their flexibility for promoting auxiliary service to these manufacturing concerns become that much more necessary. The impact of such re-districting on county facilities in the area such as water and sewerage service will be minimal. Traffic growth because of the re-districting also will be minimal.

Therefore, because there was error in the failure to re-district Petitioner's property IM in the last review of the property and because there has been a substantial change in the character of the neighborhood in which the property is located since the property was last re-districted and because IM re-districting is mandated by these factors for meaningful undisturbed growth of the area, Petitioner requests a change in the district from CS-I to IM.

Respectfully Submitted

Robert J. Romadka
Robert J. Romadka

John B. Gontrum
John B. Gontrum
809 Eastern Boulevard
Baltimore, MD 21221
686-8274



November, 1983

TO WHOM IT MAY CONCERN:

In reference to the Petition of Guiseppi's Automotive, Inc., I as a part of the community agree to the Petition, for an I.M. District.

The facilities of Guiseppi's is a necessity for servicing trucks in the immediate community, such as, (Elphinstone, Chesapeake Ford, etc.). It is also a definite asset to the general public. I the undersigned will utilize these facilities.

Respectfully

Orville M. Christensen
11/15/83

PETITIONER'S
EXHIBIT 4

REDISTRICTING PETITION
FROM CS-I TO IM DISTRICT
OF
GUISEPPI AUTOMOTIVE, INC.
JOSEPH CARPENTIERI, PRESIDENT
9622 PULASKI HIGHWAY
BALTIMORE, MARYLAND 21220

BEFORE THE
BOARD OF APPEALS
OF
BALTIMORE COUNTY

MEMORANDUM OF REASONS FOR RE-CLASSIFICATION

The subject property is located in the Fifth Councilmanic District on the north side of Pulaski Highway, U.S. Route 40, approximately five hundred eighteen (518) feet east of the intersection of Pulaski Highway and Middle River Road. The improvements on the property, a service garage, are known as 9622 Pulaski Highway. The zoning classification is ML, and the property is located in a CS-I district.

Pulaski Highway is a Class I commercial motorway extensively used by trucks and manufacturers. Many trucking concerns and shippers are located along Pulaski Highway and arterial roadways in the proximate vicinity of Petitioner's property. There is ready access to Petitioner's property from the highway. On either side of Petitioner's property there is new construction of small manufacturers and shippers. Some of the construction has just gotten underway. There is no question but that growth of manufacturing in the immediate vicinity has been very rapid and very recent.

Petitioner's primary business is the servicing of trucks and of trucking equipment. It constitutes an auxiliary service use to the manufacturing concerns in the area. Prior to 1970 a service garage use was permitted as of right in ML zones. After 1970 service garage use was permitted only by special exception and only in IM districts or in planned industrial parks. Baltimore County Zoning Regulations (hereinafter cited as B.C.Z.R.) 253.3.B.3. The current use of the property as a

PETITIONER'S
EXHIBIT 3

November, 1983

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Respectfully

AMERICAN RENT IT
Donna T. Fick
DF

November, 1983

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Respectfully

Pulaski East Express
Michael D. Thek
687-7710

IN THE MATTER OF THE APPLICATION OF
GUISEPPI AUTOMOTIVE, INC.
FOR ZONING REDISTRICTING
ON PROPERTY LOCATED ON THE
NORTHWEST SIDE OF PULASKI
HIGHWAY, 517 FT. NORTHEAST
OF MIDDLE RIVER ROAD
15th District
From CS-1 to IM

OPINION

This case comes before this Board on petition for a change of district from a CS-1 District to an IM District. Case was heard this day in its entirety.

Joseph Carpinieri has owned this subject site since January 1978.

The property is being used as a service garage and is a legal non-conforming use on this ML-CS1 zoned parcel. This parcel, however, is located in a large area of land all zoned ML, with the CS1 District applied in a strip fronting on Pulaski Highway and the majority of the acreage not fronting on the highway being districted I.M. Mr. Carpinieri, trading as Guiseppe Automotive, Inc., is petitioning for the district change so that he can pursue a Special Exception for a service garage permitted in the I.M. District, and not permitted in the CS1 District, Section 253.2.B.3. Under his existing non-conforming use, he can only expand his existing building by 25%. Because of recent and ongoing changes of use in this area, his repair business is no longer mainly automotive, but is becoming mainly truck and heavy equipment repairs. He cites the recent use of several nearby parcels as trucking orientated businesses and entered as exhibits confirmation from them as to the need for a facility of this nature in the area. He testified that if the I.M. district was granted and the Special Exception obtained, he could then erect a structure of sufficient size to accommodate this type of business. He also testified that the rear property line of his parcel already abuts land with an I.M. district classification, so that his property would not be an isolated parcel but would become part of an I.M. district of considerably more than 100 acres. For these reasons, Petitioner claims both error on the comprehensive maps and change in the area justifying his requested district reclassification.

Guiseppi Automotive, Inc.
Case No. R-82-196, Item 19

The Board, in its deliberations, however, must only interpret the Baltimore County Zoning Regulations. Petitioner's desire for any change, no matter how beneficial on the surface, must be denied if it cannot be justified by existing regulations. There has been no change of any zoning to any property in this area, but there have been some use changes, i.e., the use of the abutting property by Christenson Trucking Company. The proposed reclassification does not introduce a new business into the area that could create a detriment to the area. Mr. Carpinieri can legally continue to operate just as he now does under his handicap of too little building space. Under 259.2.H, the purposes of an I.M. District, the subject site meets all various purposes, to quote in part, "In I.M. Districts greater industrial use of prime industrial land is promoted by discouraging non-auxiliary commercial usage." The repair of trucks and heavy equipment in an industrial area where these items are expected to be found is promoting greater industrial use of prime industrial land. The Board is once again placed in the position of substituting its evaluation of the circumstances as presented this day into what the County Council would have granted had it been presented the same circumstances. It is the opinion of this Board that the requested change should be granted for the following reasons:

1. The change in district will not create a new or additional district but merely extend the already existing I.M. District.
2. The use as presently allowed could continue but could not be improved without the district change. Exhibits presented indicate that many improvements to the existing use would certainly be welcome.
3. The use of the property under an I.M. District would conform to Section 252.2.H.
4. The use of nearby properties for trucking facilities not in evidence at the time of adoption of the comprehensive maps add some weight to the requested change.

For all these reasons, the Board is of the opinion that the CS-1 District as now applied to this parcel is in error and will grant the requested district classification of I.M. to this parcel.

Guiseppi Automotive, Inc.
Case No. R-82-196, Item 19

ORDER

For the reasons set forth in the foregoing Opinion, it is this 17th day of September, 1982, by the County Board of Appeals, ORDERED that the requested zoning redistricting from CS-1 to IM be GRANTED.

Any appeal from this decision must be in accordance with Rules B-1 thru B-12 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William T. Hackett
William T. Hackett, Chairman

Patricia Phipps
Patricia Phipps

Leroy B. Spurr
Leroy B. Spurr

November, 1983

TO WHOM IT MAY CONCERN:

In reference to the Petition of Guiseppe's Automotive, Inc., I as a part of the community agree to the Petition, for an I.M. District.

The facilities of Guiseppe's is a necessity for servicing trucks in the immediate community, such as, (Elphinstone, Chesapeake Ford, etc.). It is also a definite asset to the general public. I the undersigned will utilize these facilities.

Respectfully

Jamun Sultan

November, 1983

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Respectfully

Carl Beylman
Carl Beylman
11-15-83

November, 1983

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Respectfully

Jan W. Janowski
Jan W. Janowski
Bella 91

June 8, 1982

215 Courthouse
Towson, Md.

To Whom It May Concern

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sps
enclosure

Respectfully
Richard Donald Fitch
9800 Pulaski Hwy

Melnyk & Enfe
9619 Pulaski Hwy 21220

Deanna A. Wandy
9600 Pulaski Hwy 21110

GUISEPPI AUTOMOTIVE, INC.
6622 PULASKI HIGHWAY
BALTIMORE, MD. 21220

June 9, 1982

215 Courthouse
Towson, Md.

To Whom It May Concern

In reference to the petition of Guiseppe's Automotive, Inc., I as a part of the community agree to the petition for an I.M. district.

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Respectfully

William F. Schumacher
9918 Pulaski

sps
enclosure

GUISEPPI AUTOMOTIVE, INC.
9622 PULASKI HIGHWAY
BALTIMORE, MD. 21220

June 8, 1982

218 Courthouse
Towson, Md.
To Whom It May Concern

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sp:
enclosure

Respectfully
Seniors
8707 Pulaski Hwy
Dor. W. Md.
9505 Pulaski Hwy.
for 2 years
9526 Pulaski Hwy.

GUISEPPI AUTOMOTIVE, INC.
9622 PULASKI HIGHWAY
BALTIMORE, MD. 21220

June 8, 1982

218 Courthouse
Towson, Md.
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sp:
enclosure

Respectfully

James Sullivan

GUISEPPI AUTOMOTIVE, INC.
9622 PULASKI HIGHWAY
BALTIMORE, MD. 21220

June 8, 1982

218 Courthouse
Towson, Md.
To Whom It May Concern

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sp:
enclosure

Respectfully

Drill M. Christman
9610 Pulaski Hwy.
Balt. Md. 21220
John Cross
Elphinstone, Inc.
1109 Middle River Rd.
Baltimore, MD 21120
Phone 686-5100

GUISEPPI AUTOMOTIVE, INC.
9622 PULASKI HIGHWAY
BALTIMORE, MD. 21220

June 8, 1982

218 Courthouse
Towson, Md.
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sp:
enclosure

Respectfully

Carl H. P. Towing, Inc.

GUISEPPI AUTOMOTIVE, INC.
9622 PULASKI HIGHWAY
BALTIMORE, MD. 21220

June 8, 1982

218 Courthouse
Towson, Md.
To Whom It May Concern

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sp:
enclosure

Respectfully

John H. P.
850 Middle River Rd.

IN RE: PETITIONS SPECIAL EXCEPTION * BEFORE THE
AND ZONING VARIANCE * ZONING COMMISSIONER
NW/S of Pulaski Highway, 517.55' *
NE of Middle River Road - 15th *
Election District * OF BALTIMORE COUNTY
Guiseppi Automotive, Inc., * Case No. 84-135-XA
Petitioner *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein, Guiseppi Automotive, Inc., requests a special excep-
tion to add a service garage to an already existing service garage and a variance
to permit a side yard setback of 22.5 feet in lieu of the required 30 feet. The
purpose of the request is to build a service garage for servicing trucks and to
avoid a 25% expansion limitation dictated by the Baltimore County Zoning Regula-
tions (BCZR) for nonconforming uses, which the existing service garage falls under.

The Petitioner, by its President, Joseph Carpentieri, appeared and testified
and was represented by Counsel. No Protestants appeared.

The Petitioner's property is zoned M.L. with an I.M. District. There has
been a service garage on the subject property since the 1960's when the area was
zoned M.L. and a service garage was allowed as a matter of right. In the 1970's,
the law was changed to not allow a service garage in a M.L. Zone-C-S-1 District.
The Petitioner filed for a reclassification, which was granted, and the property's
classification changed to M.L. with an I.M. District superimposed, which by law
allows a service garage by special exception. The existing service garage has
been in existence continuously since the 1960's and is a legal nonconforming use.
The Petitioner now wants to expand and include a service garage for trucks
in the immediate community, such as, (Elphinstone, Chesapeake Ford etc.). It is also a definite asset to the general public. I the undersigner will utilize these facilities.
The Petitioner hopes to attract their business. The special excep-
tion is needed in order to expand beyond the 25% allowed a nonconforming use and

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DATE *June 24, 1982*
BY *State of Maryland*

the variance is requested due to the proposed location of the addition, as more
fully described on Petitioner's Exhibit 1.

Certainly, it is uncontested that the area is commercial, and it is obvious
to all but the least knowledgeable that the area, due to changes of use in this
area, allows for the appropriateness of a service garage. Inasmuch as the zoning
regulations allow for a service garage in this classification by special exception,
and one already exists as a nonconforming use, it certainly would be within the
spirit and intent of the regulations to permit the requested expansion.

The building proposed needs a side yard setback of 22.5 feet due to the con-
figuration of the building. The Petitioner wants to build a three-bay service
garage in order to make the addition economically feasible. The size needed for
a three-bay building, therefore, would require the variance to be granted. A neat
syllogism is presented. The building is proposed to be one story, as is the exist-
ing building, and would be 39' x 40'. Due to the orientation and configuration of
the existing building and lot, the variance is needed. If the variance is not per-
mitted, the size of the proposed building would be reduced, the number of bays re-
duced as a consequence, and the economic feasibility of the service garage ques-
tionable. There will be no access from the existing building to the proposed build-
ing for vehicles, only for pedestrian traffic, and all trucks will enter from the
east side of the new building. The existing building currently serves mostly
auto sales with some trucks. There is not sufficient room in the existing build-
ing to work on trucks. The property and location of the existing building would
not allow for a sufficiently sized building other than as shown on Petitioner's
Exhibit 1.

Mr. Carpentieri testified that he knew of no objections to the proposed addi-
tion and presented numerous letters in support (Petitioner's Exhibit 4).

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DATE *June 24, 1982*
BY *State of Maryland*

The Petitioner requests approval for a service garage under Section 253.2.B.3.,
pursuant to Section 502.1, BCZR, as well as a variance for a side yard setback of
22.5 feet instead of the required 30 feet, pursuant to Sections 255, 238.2, and
307, BCZR.

It is clear that the zoning regulations permit the use requested by the Peti-
tioner in a M.L. Zone-I.M. District by special exception. It is equally clear that
the proposed use would not be detrimental to the primary business uses in the vicin-
ity of the proposed service garage. Therefore, it must be determined whether the
conditions as delineated by Section 502.1 are satisfied by the Petitioner.

After reviewing all of the testimony and evidence presented, it appears that
the special exception as applied for by the Petitioner should be granted, with cer-
tain restrictions as more fully described below.

The Petitioner had the burden of adducing testimony and evidence which would
show that the proposed use met the prescribed standards and requirements set forth
in Section 502.1. In fact, the Petitioner has shown that the proposed use would be
conducted without real detriment to the neighborhood and would not actually adver-
sely affect the public interest. The facts and circumstances of the use proposed by
the Petitioner does not show that the proposed use at the particular location des-
cribed by Petitioner's Exhibit 1 would have any adverse impact above and beyond
those inherently associated with such a special exception use irrespective of its
location within the classification. Schultz v. Pritts, 432 A.2d 1319 (1981).
The proposed use will not be detrimental to the health, safety, or general
welfare of the locality, nor tend to create congestion in roads, streets, or al-
leys herein, nor be inconsistent with the purposes of the property's zoning classi-
fication, nor in any other way inconsistent with the spirit and intent of the zon-
ing regulations.

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BY *State of Maryland*

An area variance may be granted where strict application of the zoning regulation to the petitioner and his property would cause practical difficulty. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance was to be granted, such use as proposed would not be contrary to the spirit of the regulations and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variance was not to be granted. It has been established that the requirement the Petitioner seeks relief from here would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of property, and public hearing held, and appearing that by reason of the requirements of Section 502.1 having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception and variance should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 21st day of November, 1983, that the Petition for Special Exception for a service garage, together with the Petition for Variance to permit a side yard setback of 22.5 feet in lieu of the required 30 feet, be and are hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

- The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner will be required to return, and be responsible for returning, said property to its original condition.
- The Petitioner shall be required to comply with Section 405A.1, BCZR, by screening damaged or disabled vehicles from off-site view by walls or fencing at least eight feet high.
- The parking spaces delineated for customer parking on Petitioner's Exhibit 1 shall be available only for customer parking during business hours.
- The fences now in existence must be improved to meet all zoning requirements, including but not limited to appropriate repair of all slats in said fences.
- Compliance with the requirements as set forth in the Baltimore County Zoning Plans Advisory Committee report, which is adopted in its entirety by this Order.

[Signature]
Zoning Commissioner of
Baltimore County

PETITION FOR SPECIAL EXCEPTION AND VARIANCE

15th Election District
ZONING: Petition for Special Exception and Variance
LOCATION: Northwest side Pulaski Highway, 517.55 ft. Northeast of Middle River Road
DATE & TIME: Wednesday, November 16, 1983 at 10:15 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for a service garage and Variance to permit a side yard setback of 22.5 ft. in lieu of the required 30 ft.

The Zoning Regulation to be excepted as follows:
Sections 255.1 and 238.2 - side yard setback in M.L. - I.M. zone

All that parcel of land in the Fifteenth District of Baltimore County

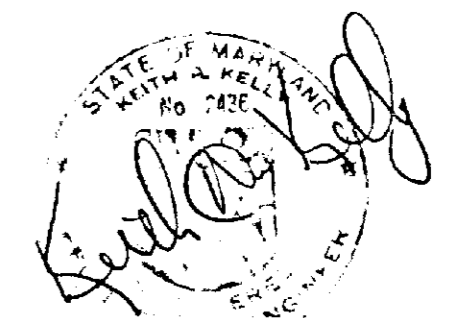
Being the property of Guiseppi Automotive, Incorporated, as shown on plat plan filed with the Zoning Department.

In the event that these Petitions are granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

PROPERTY DESCRIPTION GUISEPPI AUTOMOTIVE, INC.

Beginning for the same at a point the distance five hundred and seventeen and fifty-five one-hundredths feet measured approximately Northeast along the centerline of U. S. Route 40 (Pulaski Highway) from the intersection of the centerlines of Middle River Road and Pulaski Highway, and seventy-five feet perpendicular and approximately Northwest from the centerline of Pulaski Highway, and running thence North forty degrees fifty-seven minutes thirteen seconds East, one hundred and fifty feet for the first line; thence binding on the following (5) five courses: North forty-nine degrees two minutes forty-seven seconds West, one hundred eighty-nine and four one-hundredths feet; South fifty-seven degrees thirty-one minutes fifty-eight seconds West, one hundred twenty-two and ten one-hundredths feet; South fifty degrees seventeen minutes fifty-five seconds East, one hundred thirty-eight and six five one-hundredths feet; South thirty-five degrees fifty-seven minutes thirteen seconds West, thirty-six and fourteen one-hundredths feet; South forty-nine degrees two minutes forty-seven seconds East, eighty-two and twelve one-hundredths feet, back to the point of beginning.



The Times

Middle River, Md., Oct 27 1983

This is to Certify, That the annexed

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 27th day of Oct, 19 83
[Signature] Publisher.

Petition For Special Exception And Variance
15th Election District
ZONING: Petition for Special Exception and Variance
LOCATION: Northwest side Pulaski Highway, 517.55 ft. Northeast of Middle River Road
DATE & TIME: Wednesday, Nov. 16, 1983 at 10:15 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Ave., Towson, Md.
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Petition for Special Exception for a service garage and Variance to permit a side yard setback of 22.5 ft. in lieu of the required 30 ft.
The Zoning Regulation to be excepted as follows: Sections 255.1 and 238.2 - side yard setback in M.L. - I.M. zone.

All that parcel of land in the Fifteenth District of Baltimore County

Beginning for the same at a point the distance five hundred and seventeen and fifty-five one-hundredths feet measured approximately Northeast along the centerline of U. S. Route 40 (Pulaski Highway) from the intersection of the centerlines of Middle River Road and Pulaski Highway, and seventy-five feet perpendicular and approximately Northwest from the centerline of Pulaski Highway, and running thence North forty degrees fifty-seven minutes thirteen seconds East, one hundred and fifty feet for the first line; thence binding on the following (5) five courses: North forty-nine degrees two minutes forty-seven seconds West, one hundred eighty-nine and four one-hundredths feet; South fifty-seven degrees thirty-one minutes fifty-eight seconds West, one hundred twenty-two and ten one-hundredths feet; South fifty degrees seventeen minutes fifty-five seconds East, one hundred thirty-eight and six five one-hundredths feet; South thirty-five degrees fifty-seven minutes thirteen seconds West, thirty-six and fourteen one-hundredths feet; South forty-nine degrees two minutes forty-seven seconds East, eighty-two and twelve one-hundredths feet, back to the point of beginning.
Being the property of Guiseppi Automotive, Incorporated, as shown on plat plan filed with the Zoning Department.
In the event that these Petitions are granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.
By Order Of
Arnold Jablon
Zoning Commissioner
Of Baltimore County

District: 15
Petition for: Special Exception & Variance
Location of property: Northwest side Pulaski Highway, 517.55 ft. NE of Middle River Rd.
Location of Sign: East of property (Guiseppi Automotive, Inc.)
Number of Sign: 2
Remitted by: Arnold Jablon
Date of return: 10/27/83

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

84-135-X7

ORDER RECEIVED FOR FILING

DATE November 21, 1983
BY *[Signature]*

ORDER RECEIVED FOR FILING

DATE November 21, 1983
BY *[Signature]*

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

November 21, 1983

John B. Gontrum, Esquire
Germania Federal Building
809 Eastern Boulevard
Baltimore, Maryland 21221

IN RE: Petitions Special Exception and Zoning Variance
NW/S of Pulaski Highway, 517.55' NE of Middle River Road - 15th Election District
Guiseppi Automotive, Inc., Petitioner
Case No. 84-135-XA

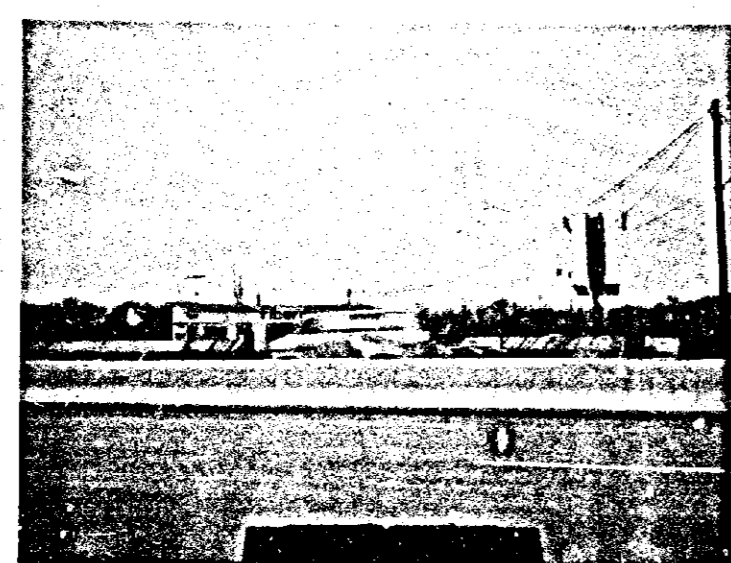
Dear Mr. Gontrum:

I have this date passed my Order in the above-referenced matter in accordance with the attached.

Sincerely,

[Signature]
ARNOLD JABLON
Zoning Commissioner

AJ/srl
Attachments
cc: John W. Hessian, III, Esquire
People's Counsel



John B. Gontrum, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

NOTICE OF HEARING

Re: Petitions for Special Exception and Variance
NW/S Pulaski Hwy., 517.55' NE of Middle River Road
Guiseppi Automotive, Incorporated - Petitioner
Case No. 84-135-XA

TIME: 10:15 A.M.

DATE: Wednesday, November 16, 1983

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

[Signature]
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 112390

DATE 2-15-83 ACCOUNT R-01-615-000

AMOUNT 100.00

RECEIVED FROM John B. Gontrum, Esquire
FOR Posting fee to Sec. 156 Conveying N.Y.
809 Eastern Blvd
0 021*****000010 5152A

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

November 10, 1983

John B. Gontrum, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

Re: Petitions for Special Exception & Variance
NW/S Pulaski Hwy., 517.55' NE of Middle River Road
Guiseppi Automotive, Incorporated - Petitioner
Case No. 84-135-XA

Dear Mr. Gontrum:

This is to advise you that \$81.19 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

[Signature]
ARNOLD JABLON
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 122983

DATE 11/22/83 ACCOUNT R-01-615-000

AMOUNT \$81.19

RECEIVED FROM John B. Gontrum, Esquire
FOR Advertising & Posting Case 84-135-XA
(Guiseppi Automotive)
[Signature]

0 021*****813910 7222A

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR SPECIAL
EXEMPTION AND VARIANCE
JACK R. ELLIS, DISTRICT

ZONING: Petition for Special
Exemption and Variance
LOCATION: Northwest corner of Pu-
laski Highway 517.55 ft. Northeast
of Middle River Road
DATE & TIME: Wednesday, No-
vember 16, 1983 at 10:15 A.M.
PUBLIC HEARING: Room 106
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland

The Zoning Commissioner of Bal-
timore County, by authority of the
Zoning Act and Regulations of Bal-
timore County, will hold a public
hearing:

Petition for Special Exemption for
a service garage and Variance to
permit a side yard setback of 25.5
ft. in lieu of the required 30 feet.
The Zoning Regulation to be ex-
cepted as follows:
Section 22.2 and 22.3 - side yard
setback in M.L.-I.M. zone
All that parcel of land in the Fi-
fteenth District of Baltimore County
Beginning for the same at a point
the distance of five hundred and
seventeen and fifty-five one-hun-
dredths feet measured approximately
Northeast along the centerline of
U.S. Route 40 (Pulaski Highway)
from the intersection of the center-
lines of Middle River Road and
Pulaski Highway, and seventy-five
feet perpendicular and approximate-
ly Northwest from the centerline of
Pulaski Highway, and running
thence North forty degrees fifty-
seven minutes thirteen seconds
East, one hundred and fifty feet
for the first line; thence blinding
on the following (5) five courses:
North forty-nine degrees two min-
ute forty-seven seconds West, one
hundred eighty-nine and four one-
hundredths feet; South fifty-seven
degrees thirty-one minutes fifty-
eight seconds West, one hundred
twenty-two and ten one-hundredths
feet; South fifty degrees seventeen
minutes fifty-five seconds East, one
hundred thirty-eight and sixty-five
one-hundredths feet; South thirty-
five degrees fifty-seven minutes
thirteen seconds West, thirty-six
and fourteen one-hundredths feet;
South forty-nine degrees two min-
ute forty-seven seconds East,
eighty-two and twelve one-hun-
dredths feet, back to the point of
beginning.

Being the property of Giuseppe
Automotive, Incorporated, as shown
on plat plan filed with the Zoning
Department.

In the event that this Petition is
granted, a building permit may be
issued within the thirty (30) day
appeal period. The Zoning Commis-
sioner will, however, entertain any
request for a stay of the issuance
of said permit during this period
for good cause shown. Such request
must be recorded in writing by the
date of the hearing set above or
made at the hearing.

By Order of:
ARNOLD VABLOU,
Zoning Commissioner
of Baltimore County
Oct. 27.

CERTIFICATE OF PUBLICATION

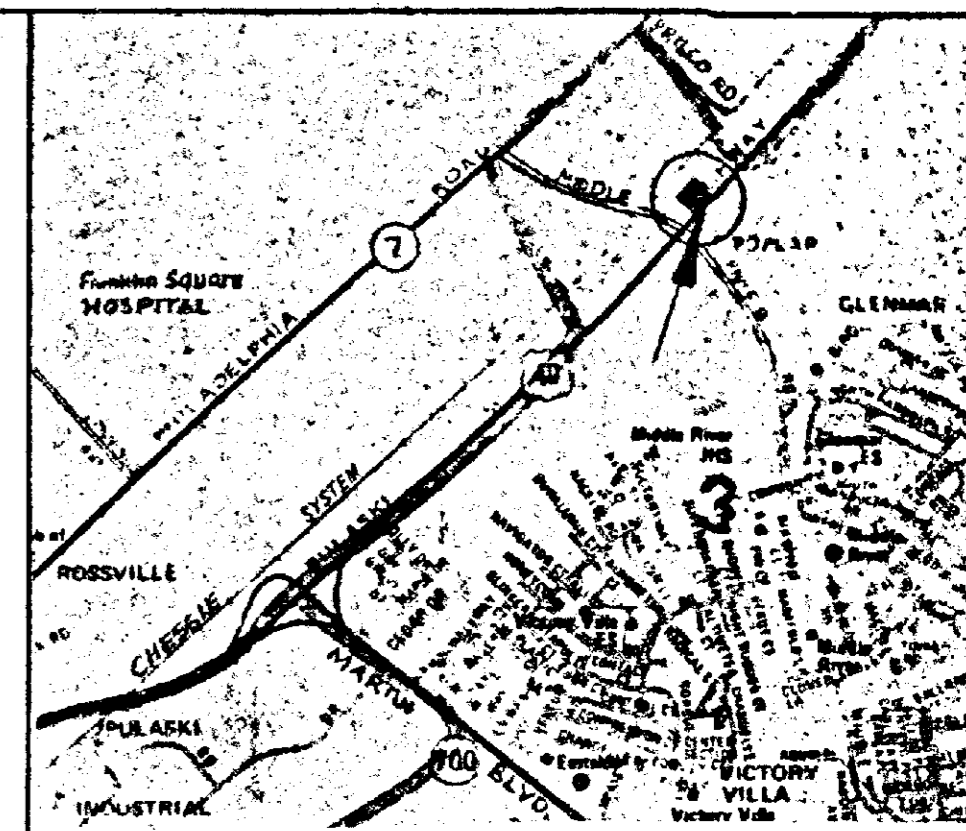
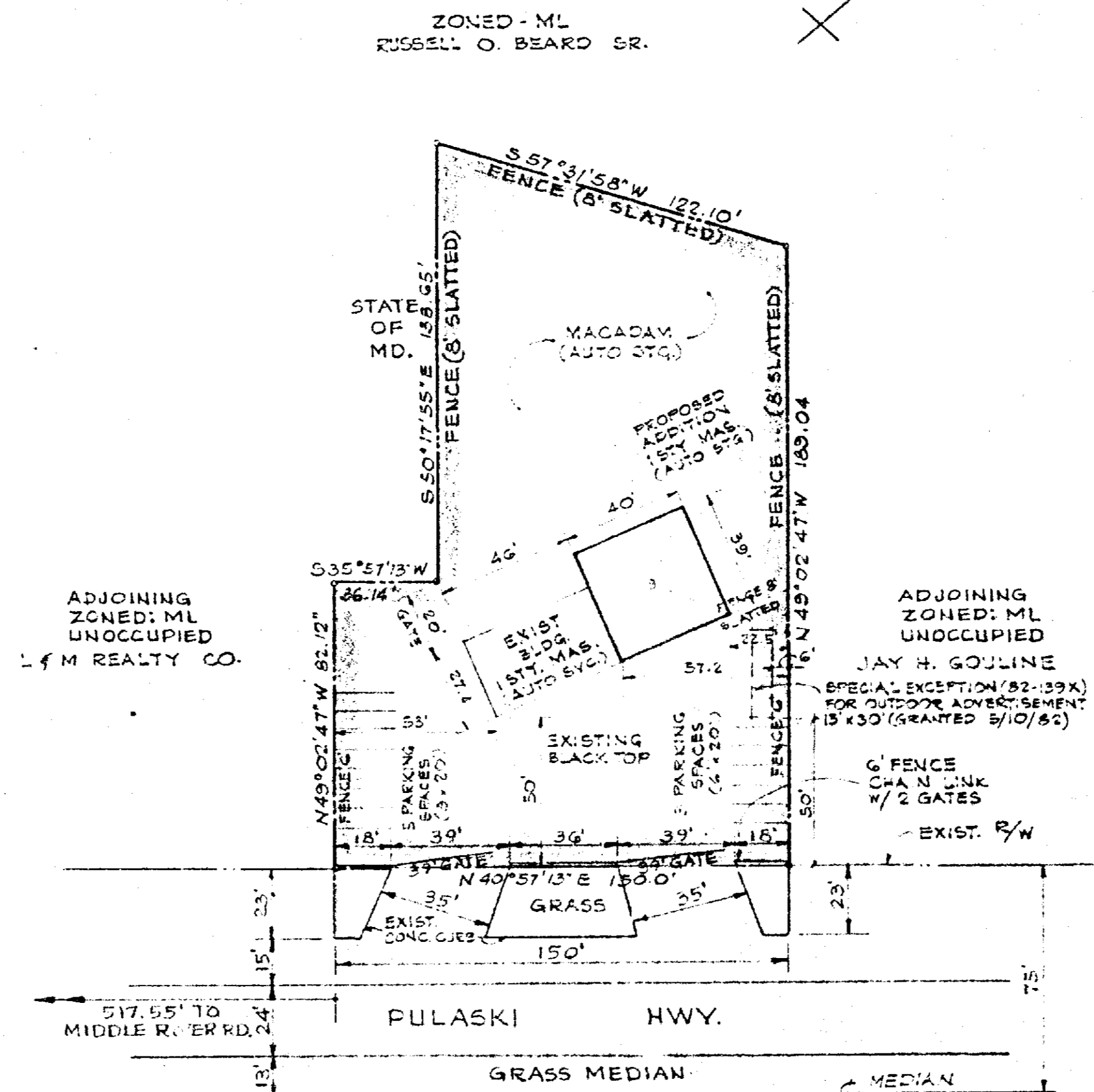
TOWSON, MD., _____October 27_____, 1983.

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., _____before
of one time _____before the 16th _____
day of _____November_____, 1983, the _____publication
appearing on the 27th _____day of _____October_____
1983.

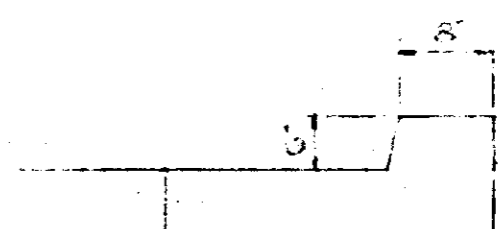
THE JEFFERSONIAN

L. Frank Smith
Manager.

Cost of Advertisement, \$____31.50_____



LOCATION PLAN



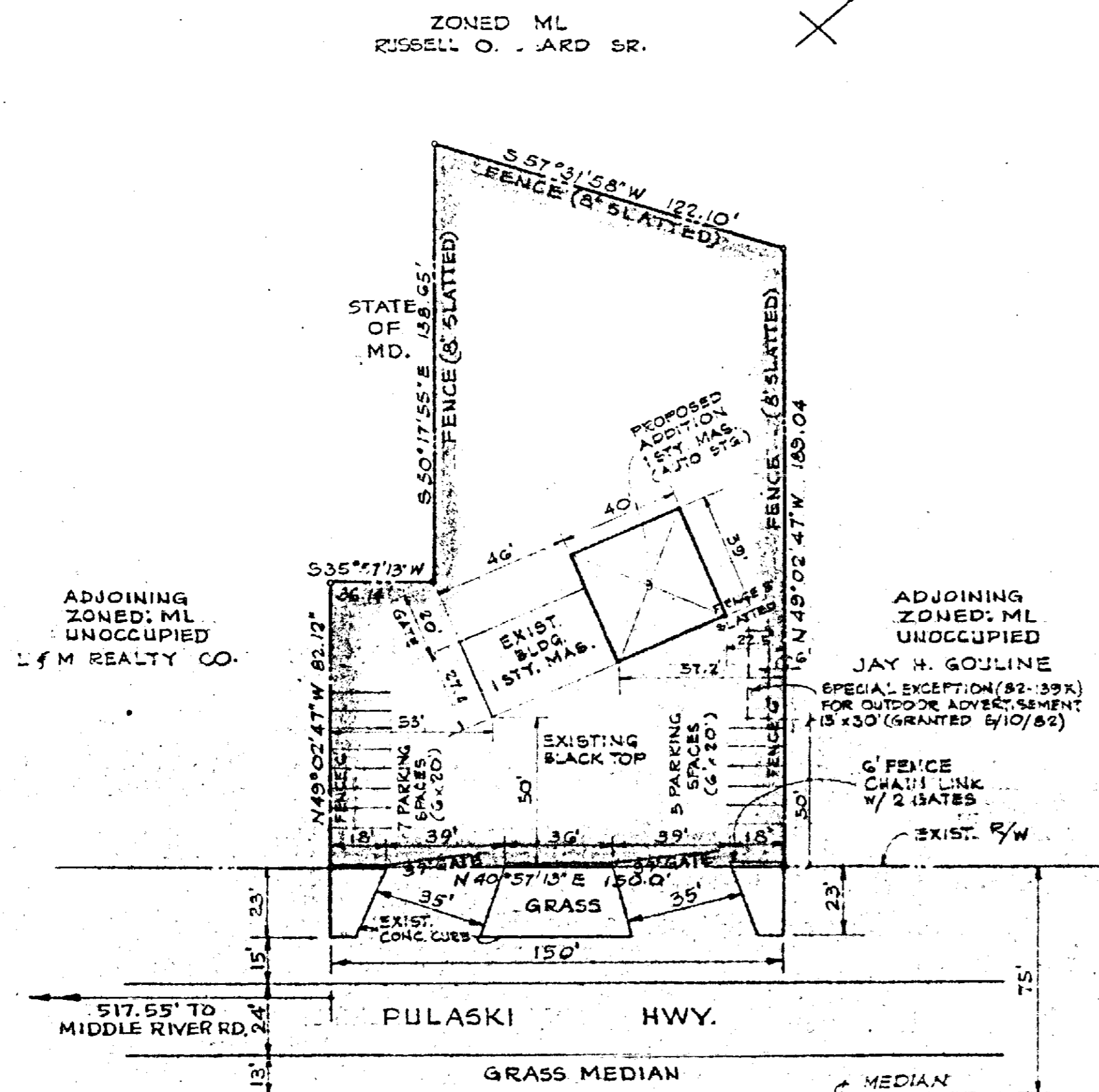
TYP. CURB DETAIL
NO SCALE

GIUSEPPI AUTOMOTIVE, INC.
9622 PULASKI HWY.
BALTIMORE, MD. 21220
DISTRICT 15
5TH COUNCILMANIC DIST.

CARROLL ENGINEERING INC.
1800 N. CHARLES ST., BALTIMORE, MD. 21201 / (301) 752-3155

SITE PLAN
SPECIAL EXCEPTION FOR AUTO REPAIR

DATE 15 MAY 81
DRAWN HJB
CHECKED RJC
SCALE 1" = 40'
DWG. NO. SP-1

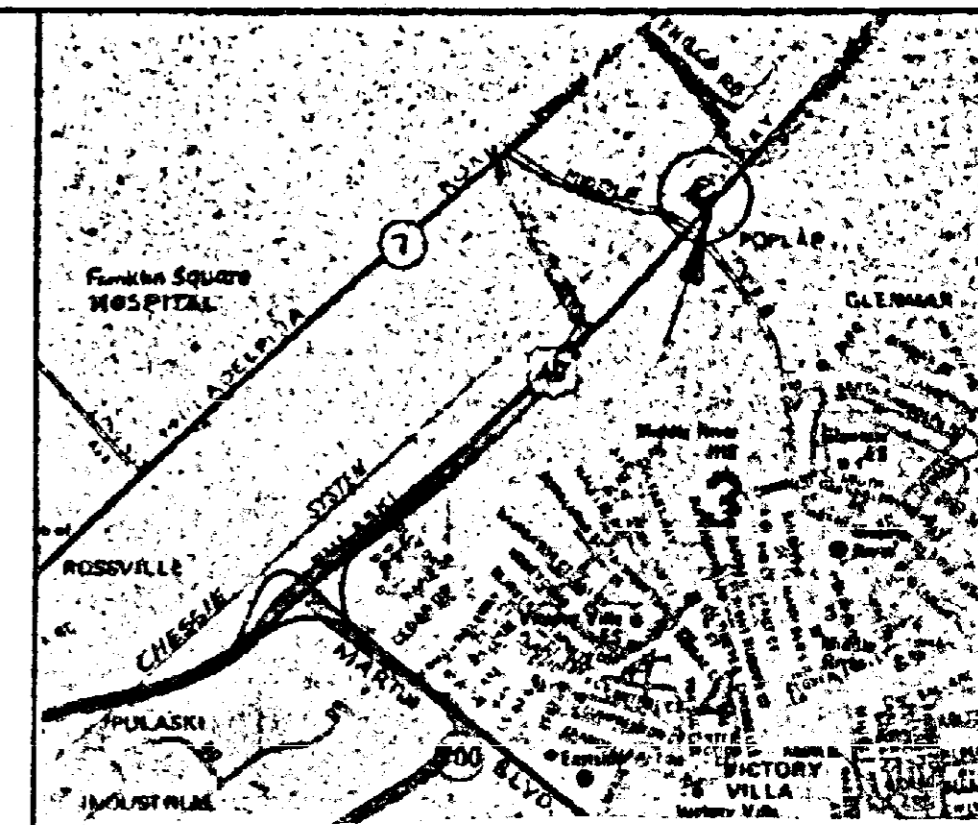


SITE PLAN

1" = 40'

PARKING

BLDG. AREA = 3354
PARKING REQ'D. 3354/500 = 11.2
PARKING SUPPLIED = 12



LOCATION PLAN

AREA OF PROPERTY - 0.6 AC.±

PRESENT ZONING - ML-1M (CASE #82-196)

PROPOSED ZONING - SPECIAL EXCEPTION FOR AUTO REPAIR SHOP

OWNER

GUISEPPI AUTOMOTIVE, INC.

MAP	418
ELECTION	12-6-71
DESIGN	1/3
D.T.	3/2
TYPE	X
BY	418
FINAL	
BY	

J. Tom HISE

REVISION	GUISEPPI AUTOMOTIVE, INC. 9622 PULASKI HWY. BALTIMORE, MD. 21220 DISTRICT 15 5TH COUNCILMANIC DIST.			
	CARROLL ENGINEERING INC. 1800 N. CHARLES ST. BALTIMORE, MD. 21201 / (301) 752-3155			
		SITE PLAN SPECIAL EXCEPTION FOR AUTO REPAIR		
DATE	15 MAY 81	DRAWN	HJB	CHECKED
SCALE	1" = 40'	DWG NO.	SP-1	

